

IN RE: PETITION FOR SPECIAL EXCEPTION * BEFORE THE
NE/S Sharon Drive, 1600' SE of *
Campcone Drive * DEPUTY ZONING COMMISSIONER
(5730 Sharon Drive) *
11th Election District * OF BALTIMORE COUNTY
5th Councilmanic District *
Randy G. Twining, et ux * Case No. 97-311-X
Petitioners *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Exception for the property known as 5730 Sharon Drive, located in the vicinity of Harford Road and the Gunpowder Falls State Park in Glen Arm. The Petition was filed by the owners of the property, Randy G. and Joan M. Twining. The Petitioners seek a special exception for a therapeutic riding program (riding stable) on the subject site, zoned R.C. 2. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition was Joan M. Twining, co-owner of the subject property. There were no Protestants or other interested parties present.

Testimony and evidence offered revealed that the subject property consists of 12.299 acres, more or less, zoned R.C. 2 and is improved with a single family dwelling. Mrs. Twining testified that her husband has lived on the property all of his life and that his family's farm is located on the adjacent parcel. Mrs. Twining testified that she is currently employed as a special education teacher in the public schools. She, her husband and her daughter, wish to operate a riding stable on the subject property and offer a therapeutic riding program to children with develop-

ORDER RECEIVED FOR FILING
Date 3/17/97
By [Signature]

MICROFILMED

mental disabilities. Mrs. Twining testified that the proposed use would not be open to the general public, but would be used specifically for therapeutic purposes as described above. She testified that they intend to build a 36' x 72' barn to house the horses, and that all of the horses used in the program would be owned by them. She further testified that they will have no more than 5 horses on the property. In order to proceed as proposed, a special exception is necessary.

It is clear that the B.C.Z.R. permits the use proposed in an R.C.2 zone by special exception. It is equally clear that the proposed use would not be detrimental to the primary uses in the vicinity. Therefore, it must be determined if the conditions as delineated in Section 502.1 are satisfied.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed use met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. The Petitioner has shown that the proposed use would be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances do not show that the proposed use at the particular location described by Petitioner's Exhibit 1 would have any adverse impact above and beyond that inherently associated with such a special exception use, irrespective of its location within the zone. Schultz v. Pritts, 432 A.2d 1319 (1981).

The proposed use will not be detrimental to the health, safety, or general welfare of the locality, nor tend to create congestion in roads, streets, or alleys therein, nor be inconsistent with the purposes of the property's zoning classification, nor in any other way be inconsistent with the spirit and intent of the B.C.Z.R.

ORDER RECEIVED FOR FILING
Date 3/17/99
By [Signature]

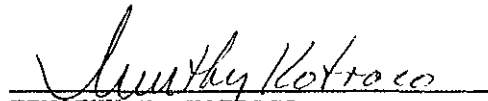
700 170

After reviewing all of the testimony and evidence presented, it appears that the special exception should be granted with certain restrictions as more fully described below.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested in the special exception should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 17th day of March, 1997 that the Petition for Special Exception to permit a therapeutic riding program (riding stable) on the subject property, zoned R.C. 2, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date 3/17/97

By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning and Zoning

Suite 112, Courthouse
400 Washington Avenue
Towson, Maryland 21204
(410) 887-4386

March 17, 1997

Mr. & Mrs. Randy G. Twining
5630 Sharon Drive
Glen Arm, Maryland 21057

RE: PETITION FOR SPECIAL EXCEPTION
NE/S Sharon Drive, 1600' SE of Campcone Drive
(5730 Sharon Drive)
11th Election District - 5th Councilmanic District
Randy G. Twining, et ux - Petitioners
Case No. 97-311-X

Dear Mr. & Mrs. Twining:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Exception has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: People's Counsel

File





Petition for Special Exception

97-311-X
to the Zoning Commissioner of Baltimore County

for the property located at 5630 Sharon Drive

which is presently zoned RC-2

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Therapeutic riding program (RIDING STABLE).

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Legal Owner(s)

Randy G. Twining

(Type or Print Name)

Signature

Joan Marie Twining

(Type or Print Name)

Signature

5630 Sharon Drive (410) 592-8821

Address

Phone No.

Glen Arm, MD 21057

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Same as above

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

1-28-97

311

MICROFILMED

ORDER RECEIVED FOR FILING

Date

By

Zoning Description For 5630 Sharon Drive, Glen Arm 21057

97-311-X

Typical metes and bounds: N.48 31'25"E. 208.19ft.,
N.15 53'47"W. 208.00ft., N.48 31'25"E. 656.90ft.,
S.28 28'27"E. 768.66ft., S.36 13'03"W. 568.63ft.,
and N.15 38'18"W. 676.18ft. to the place of beginning.

311

NOTICE OF HEARINGS

The zoning Commission of Baltimore County, by authority of the zoning and hearing board of Baltimore County, will hold a public hearing on the case, described on the public hearing form as follows:

Case #97-38134 (Item 311)

5630 Sharon Drive, NE/S Sharon Drive, 1600' +/- SE turn of Campone Road 11th Election District 5th Councilmanic

Legal Owner(s): Randy G. Twining and Joan Marie Twining

Special Exception for therapeutic riding program (riding stable)

Hearing: Monday, March 10, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT, Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are handicapped accessible; for special accommodations, please call 867-3363.

(2) For information concerning the file and/or hearing, please call 867-3391.

2/19/97 Feb. 13 C119685

CERTIFICATE OF PUBLICATION

TOWSON, MD., 2/13, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 2/13, 1997.

THE JEFFERSONIAN,

A. H. Anderson

LEGAL AD. - TOWSON



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 311

Petitioner: RANDY TWINING

Location: 5630 SHARON DR. GLEN ARDEN, MD. 21057

PLEASE FORWARD ADVERTISING BILL TO:

NAME: SAME

ADDRESS: _____

PHONE NUMBER: 592-8821

AJ:ggs

(Revised 09/24/96)

NOTED

ALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

311 No. 032308

97.311-X

DATE 1-28-97 ACCOUNT R001-6150

AMOUNT \$ 300.00

RECEIVED FROM: Kasey Twining 5630 Sharon Ave.

FOR: spec. Ex (OSD) 001-6150-1000

GRAND RECAPITULATION
BY: 001-6150-1000-28-97

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER
VALIDATION OR SIGNATURE OF CASHIER J. L. W.

CERTIFICATE OF POSTING

RE: Case No.: 97-311-X

Petitioner/Developer: RANDY TWINING, ETAL

Date of Hearing/Closing: 3/10/97

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at #5630 SHARON DRIVE

The sign(s) were posted on 2/16/97
(Month, Day, Year)

Sincerely,

Patrick M. O'Keefe 2/17/97
(Signature of Sign Poster and Date)

Patrick M. O'Keefe

(Printed Name)

523 Penny Lane

(Address)

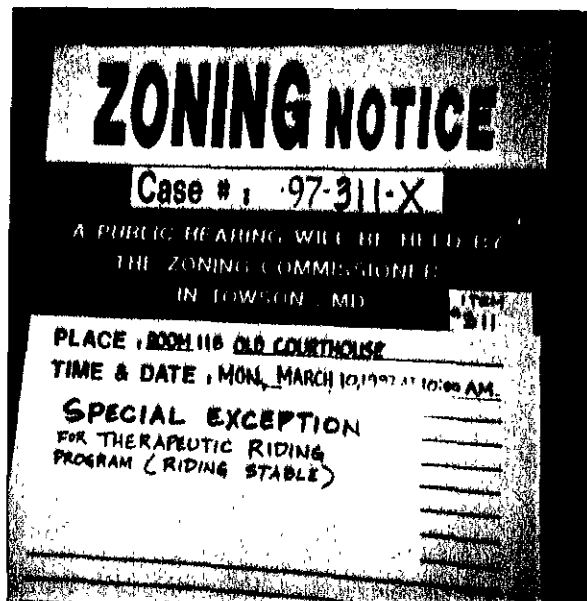
Hunt Valley, MD 21030

(City, State, Zip Code)

(410) 666-5366

Pager (410) 646-8354

(Telephone Number)



97-311-X
% RANDY TWINING
#5630 - SHARON DR. 3/10

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 97-311-X;

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: Therapeutic Riding Program (Riding
Stable).

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PUTUXENT PUBLISHING COMPANY
2/13/97 Issue - Jeffersonian

Please forward billing to:

Randy Twining
5630 Sharon Drive
Glen Arm, Maryland 21057
592-8821

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-311-X (Item 311)
5630 Sharon Drive
NE/S Sharon Drive, 1600'+/- SE from c/l Campcone Road
11th Election District - 5th Councilmanic
Legal Owner(s): Randy G. Twining and Joan Marie Twining

Special Exception for therapeutic riding program (riding stable).

HEARING: MONDAY, MARCH 10, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 7, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 97-311-X (Item 311)
5630 Sharon Drive
NE/S Sharon Drive, 1600'+/- SE from c/l Campcone Road
11th Election District - 5th Councilmanic
Legal Owner(s): Randy G. Twining and Joan Marie Twining

Special Exception for therapeutic riding program (riding stable).

HEARING: MONDAY, MARCH 10, 1997 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Randy and Joan Marie Twining

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY FEBRUARY 23, 1997.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 4, 1997

Mr. and Mrs. Randy Twining
5630 Sharon Drive
Glen Arm, MD 21057

RE: Item No.: 311
Case No.: 97-311-X
Petitioner: Randy G. Twining, et ux

Dear Mr. and Mrs. Twining:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 28, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular official stamp.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/re
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: February 18, 1997

FROM: *Rob* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for February 18, 1997
Item No. 311

The Development Plans Review Division has reviewed the subject zoning item. County maintenance and public access along Sharon Drive ends 264 feet southeast of the intersection with Campcone Road. The remaining access to the site is via a private driveway.

ZONE49A

MICROFILMED

_____ Attach original petition

Due Date 2/17/97

To: Arnold L. Jablon

From: Robert A. Wirth *RAW/gf*

Subject: Zoning Item # 311

Twining, 5630 Sharon Drive

Zoning Advisory Committee Meeting of 2/10/97

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

_____ The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

X_____ The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

X_____ Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

_____ Development of this property must comply with the Forest Conservation Regulations (Sections 14-401 through 14-422 of the Baltimore County Code).

_____ Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

ENVIRONMENT



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Parker F. Williams
Administrator

Ms. Roslyn Eubanks
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 2.7.97
Item No. 311 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

MICROFILMED

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

B A L T I M O R E C O U N T Y , M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
 Permits and Development
 Management

DATE: February 14, 1997

FROM: Pat Keller, Director
 Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 311 and 313

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

Jeffrey W. Long

Division Chief:

Gary L. Kerns

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 02/14/97

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW
Location: DISTRIBUTION MEETING OF FEB. 10, 1997.

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS 311, 312,
313, 314, 315, 317 AND 318

RECEIVED

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



PETITION PROBLEMS

#311 --- JCM

1. Wording on the sign form is incorrect.

#312 --- RT

1. Notary section is incomplete.

#313 --- JCM

1. Wording on the sign form is incorrect.
2. Need title of person signing for contract purchaser.
3. Name of person signing for legal owner is illegible.
4. Need telephone number for legal owner.

#316 --- JRA

1. Need authorization for attorney to sign for legal owners.

#317 --- JLL

1. No review information on bottom of petition form.
2. No zoning indicated on folder.

#318 --- JCM

1. No zoning indicated on petition form.

6/6/97

February 6, 1997

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

97-311-X

DATE: January 28, 1997

TO: Hearing Officer

FROM: Joseph C. Merrey
Planner I
Zoning Review, PDM

SUBJECT: Item #311
5630 Sharon Drive

Applicant was advised that the submitted metes and bounds description was not a sealed "zoning description".

JCM:scj

MICROFILMED

RE: PETITION FOR SPECIAL EXCEPTION
5630 Sharon Drive, NE/S Sharon Drive,
1600' +/- SE from c/l Campcone Road
11th Election District, 5th Councilmanic

Randy G. and Joan M. Twining
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 97-311-X

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 13th day of March, 1997, a copy of the foregoing Entry of Appearance was mailed to Randy G. and Joan M. Twining, 5630 Sharon Drive, Glen Arm, MD 21057, Petitioners.

Peter Max Zimmerman
PETER MAX ZIMMERMAN

FILED

LOCATION INFORMATION
Election District: 11
Councilmanic District: 5
1"=200' scale map# NE-13G
Zoning: RC-2
Lot size: 18.299 acreage

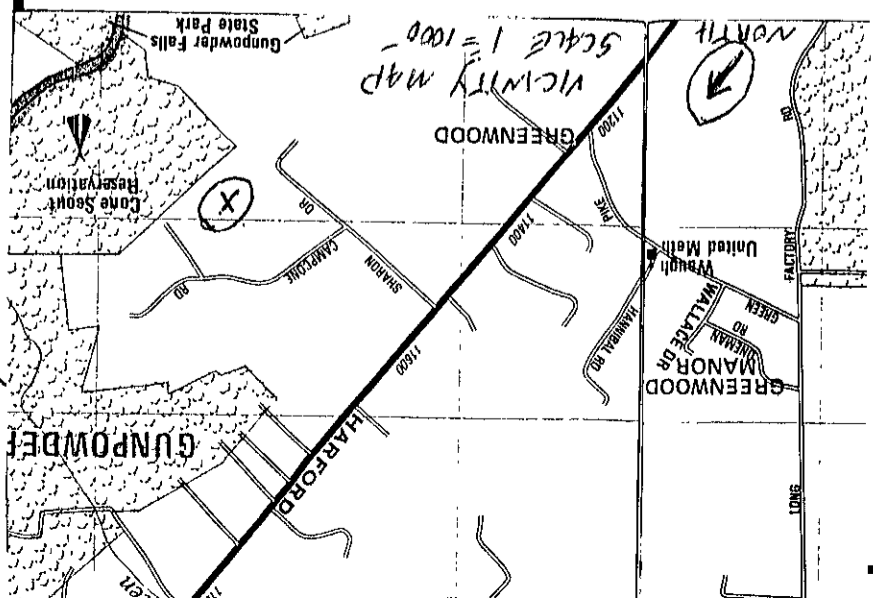
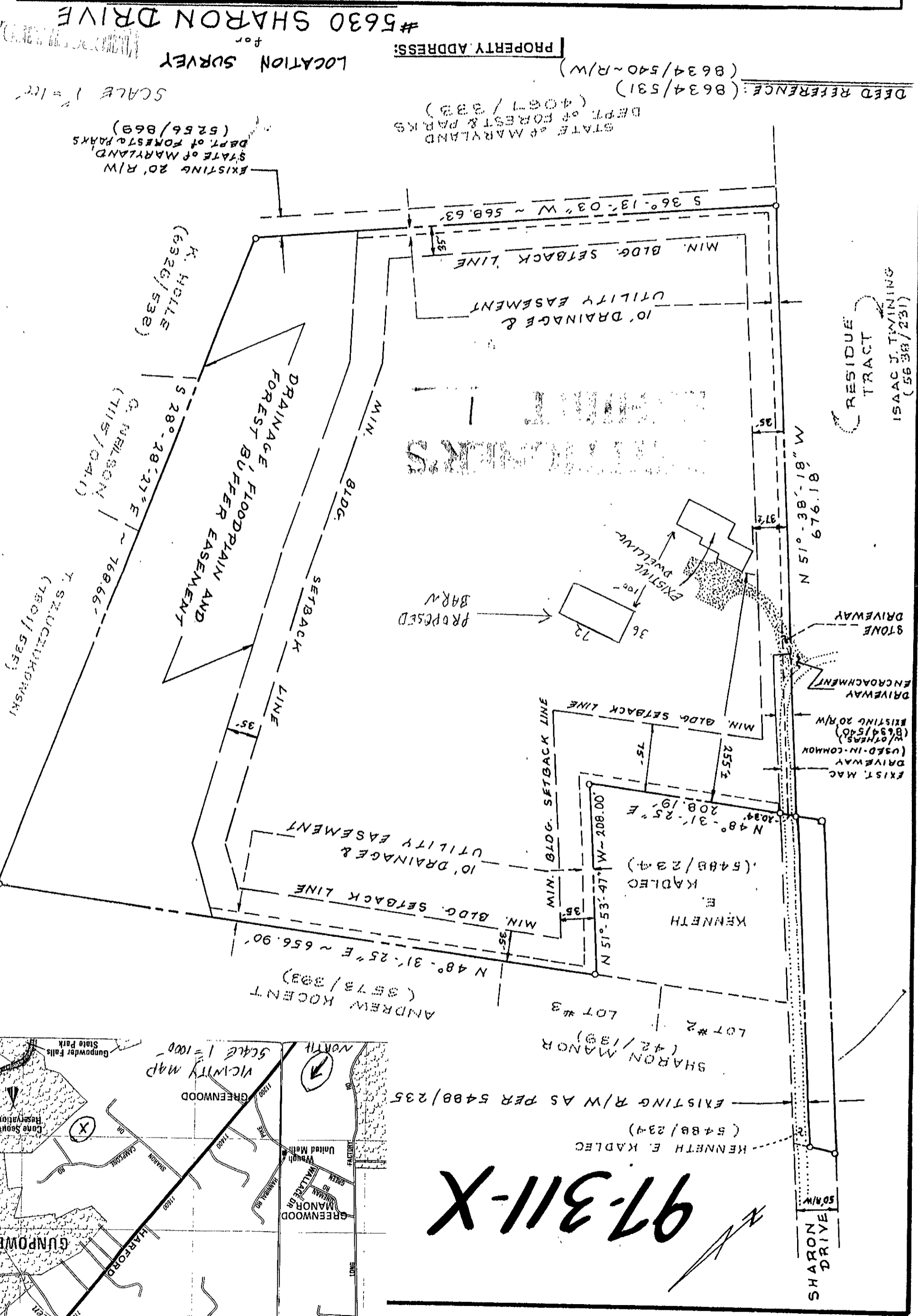
Prior Zoning Hearings: None
Chesapeake Bay Critical Areas: ☐ Yes ☒ No
WATER: ☐ Yes ☒ No
SEWER: ☐ Public ☒ Private

OWNER: Roney G. & Jean Marie Twining
Plat book #8634, folio # 53, lot # 1, section # N/A
Zoning Office USE ONLY
reviewed by: ITEM #: CASE#:
311 97

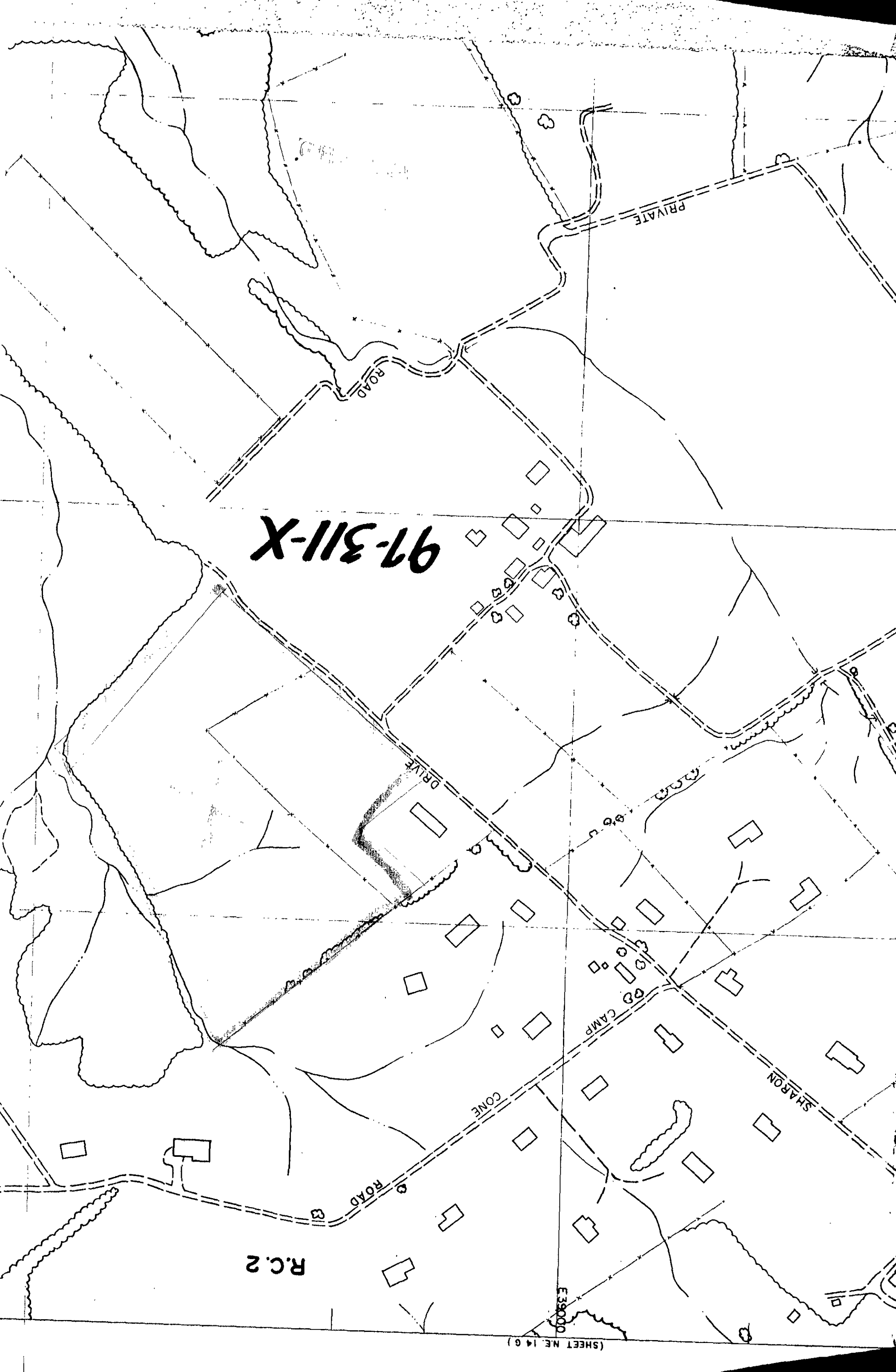
Plat to accompany Petition for Zoning ☐ Variance ☒ Special Hearing

PROPERTY ADDRESS: #5630 SHARON DRIVE

DEED REFERENCE: (8634/531)
(8634/540 ~ R/W)
STATE OF MARYLAND
DEPT. OF FOREST & PARKS
(40671/333)



97-311-X



97-311-X

PRIVATE

ROAD

DRIVE

CAMP

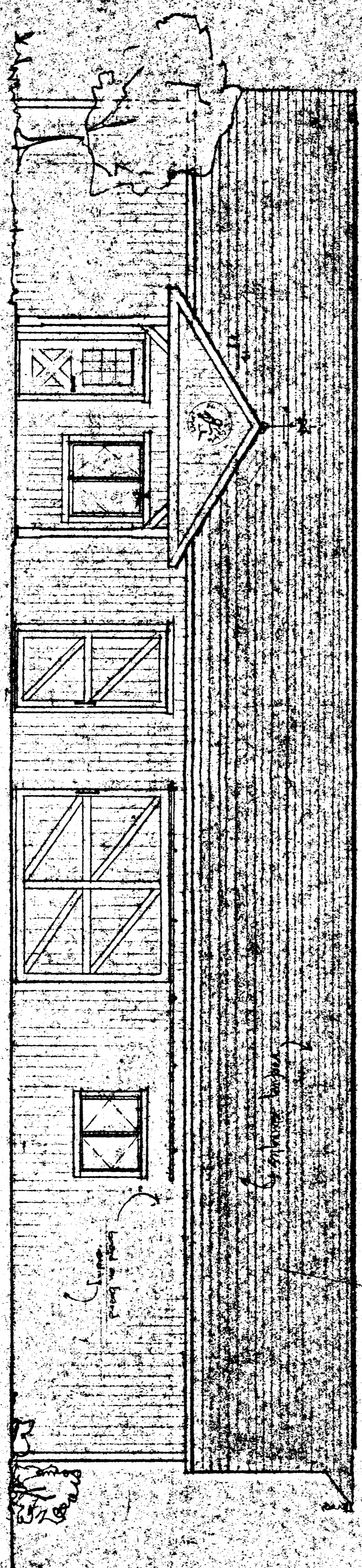
CONE

SHARON

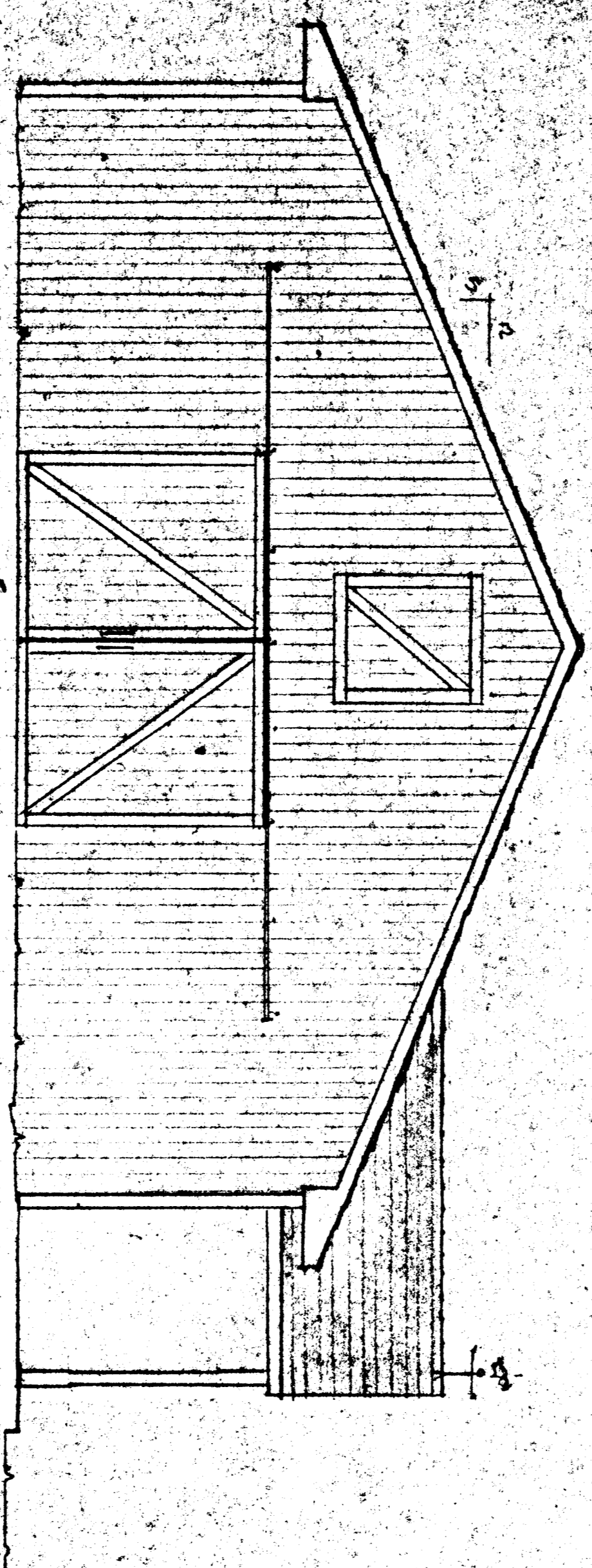
R.C. 2

E39000

(SHEET NO. 14 G)



PREVENTION

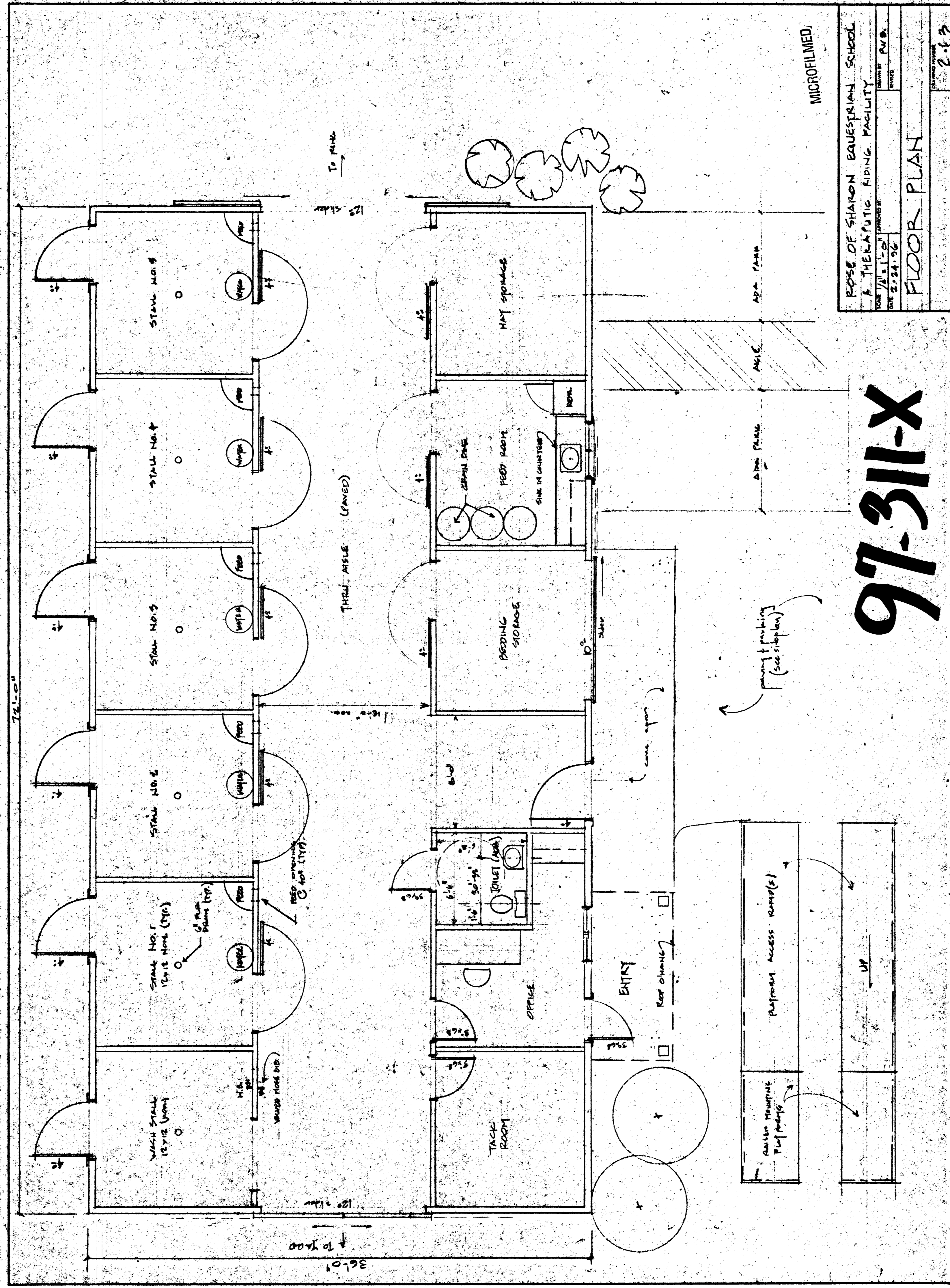
$$\frac{1}{4} = 0.25$$


END ELEVATION

11" x 1'-2"

97-311-X

POST OF SIMON BOUTSTADT BRIDGE	
A HASTINGS BLVD. BRIDGE	
DATE 12.15.17	DRYER PMS
BUILDING ELEVATIONS	
34.5	



97-311-X